

## ZONING AND ADJUSTMENT BOARD

September 13, 2004

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, September 13, 2004, at 6:47 P.M. with the following Board members present: Chairman Larry Story, Dale Nichols, Dossie Singleton, Frank Topping, Mark Caruthers, Todd Brown, Richard Bradley, Lamar Parker, and Rusty Mask. Board members, Rodney Caruthers, Dave Pierazek, and Evan Merritt were absent. Terry Neal, Zoning and Adjustment Board Attorney, and Aimee Webb, Board Secretary, were present. Roberta Rogers, Director of Planning and Development, was present.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

Mr. Bradley made a motion to approve the minutes for the August 16, 2004 meeting. Mr. Brown seconded the motion and the motion carried.

SS2004-0013

Darroll Craig & Angela Martin

Craig and Angela Martin were present and requested a small scale comprehensive plan amendment on 8 acres MOL. There were no objections from the audience. There was a discussion between the Board and the Martins as to the developer's agreement. Mr. and Mrs. Martin stated they were not provided a copy of the agreement and would not sign it at this time. Audience member, Ron Brown, stated he thought the request for the developer's agreement was unfair to the Martins as it had not be requested of anyone else. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to table the case as well as case number R2004-0064 until the September 20<sup>th</sup> meeting. Mr. Bradley seconded the motion and the motion carried.

R2004-0065

The Villages of Lake-Sumter, Et al

Jackson Sullivan, representative for the applicant, was present and requested a rezoning from A5 and RR1 to RPUD on 440.5 acres MOL, include said property into the Urban Development Boundary, and include said property into the Villages of Sumter, DRI. There were 55 notices sent. Of the six notices sent, one was received in favor and two in objection. The letters of objection were read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Board members, Mark Caruthers and Todd Brown, declared a conflict of interest. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0068

James & Patricia Hurst

James Hurst and Kyle Hurst were present and requested a rezoning from A5 to RR1C on 4 acres MOL for two lineal transfers. There were thirteen notices sent. Of the thirteen notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the motion and the motion carried.

R2004-0069

Sunshine Real Estate

John Olga and Lorenzo Innabi were present and requested a rezoning from C1 to CH on 1.4 acres MOL. There were seven notices sent. Of the seven notices sent, none were received in favor and none in objection. There were two objections from the audience: Mr. Cummings and Mr. Albury. Mr. Innabi stated the reason for the request was to allow an open canopy for picnic tables. Mr. Cummings and Mr. Albury were concerned with the loud music, drinking on premises and parking. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

R2004-0063

Wesley & Judith Sanders

Randy Messer, representative for the applicants, was present and requested a rezoning from A5 to A10C on 108.5 acres MOL to bring the property into compliance with the Future Land Use Map. There were thirteen notices sent. Of the thirteen notices sent, none were received in favor and two in objection. The letters of objection were read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

S2004-0016

Wesley & Judith Sanders

Randy Messer, representative for the applicant, and David Springstead, Springstead Engineering, were present and requested a Major Special Use Permit to allow disposal of material above grade. There were thirteen notices sent. Of the thirteen notices sent, none were received in favor and two in objection. The letters of objection were read into the record. There was one objection from the audience: Rosa Lee Holt. Mr. Springstead stated the request was made to allow disposal 30' above grade. The landfill owners would like to expand vertically rather than digging out more dirt, which would consist of two feet of fill with grass on top. Ms. Holt stated the requested use was not conducive to

the adjoining property. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested Special Use to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

OP2004-0002

Paul & Reba Mazak

Paul Mazak and Jim Bassett were present and requested a renewal for an operating permit for a limerock mine. There were fourteen notices sent. Of the fourteen notices sent, none were received in favor and three in objection. The letters of objection were read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the requested Operating Permit to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Nichols seconded the motion and the motion carried.

#### Public Forum

Mrs. Rogers held a discussion with the Board in reference to the adult entertainment ordinance. Mrs. Rogers requested the Board authorize her to review ordinances from other counties and prepare a new ordinance based on her findings for the Board's review. Mr. Caruthers made a motion to approve the request. Mr. Parker seconded the motion and the motion carried.

Mr. Caruthers made a motion to adjourn. Mr. Topping seconded the motion and the motion carried.

The meeting adjourned at 8:15 p.m.

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Larry Story, Chairman  
Zoning and Adjustment Board